



# A two bedroom penthouse apartment

5 Lukes Close, Hamble, Southampton, Hampshire SO31 4PH

Leasehold





Entrance hall • Cloakroom • Sitting/dining room  
• Kitchen/breakfast area • Bedroom 1 with en suite and dressing room • Bedroom 2 with en suite • 2 parking spaces • EPC = C

### Situation

The historic village of Hamble is one of the most sought after villages on the South Coast. There is a lovely atmosphere amongst the local specialist shops, welcoming pubs and excellent restaurants. With a choice of marinas, yacht clubs and comprehensive support facilities for the sailing enthusiast, Hamble is a World renowned centre for water based sports and activities.

Southampton city centre is approximately six miles distant and there are good connections to London and Winchester by road via the M3; and by rail from Southampton Airport Parkway which connects to London Waterloo in one hour and ten minutes; Southampton International Airport (10 miles) offers an excellent choice of European destinations.

### Description

Number 5 Luke close is set at the very heart of Hamble village in a private courtyard setting and comprises the entirety of the second floor with some fine views out towards the river. The accommodation is light and bright and includes two bedrooms both of which have en suite facilities. The entrance hall gives a welcoming feel of which there is access through to the principal living area which constitutes a well-equipped kitchen breakfast room with range of floor and wall mounted units including cupboard and drawer sections with work surfaces over. A dining area which is open plan to the living room provides a great space for everyday living and entertaining. The living area enjoys a bright aspect with sliding doors out onto a second floor balcony providing outdoor space and views towards the river. In summary a particularly well laid out penthouse apartment set at the heart of this thriving village.

Outside the property there are two allocated parking spaces which come with the penthouse apartment and there is plenty of visitors parking in addition.







#### **Accommodation**

See floor plans

#### **Tenure**

Leasehold (999 years from 1 January 1998)

#### **Services**

Mains water, electricity, gas and drainage.

#### **Outgoings**

Council Tax - Band G

#### **Post Code**

SO31 4PH

#### **Local Authority**

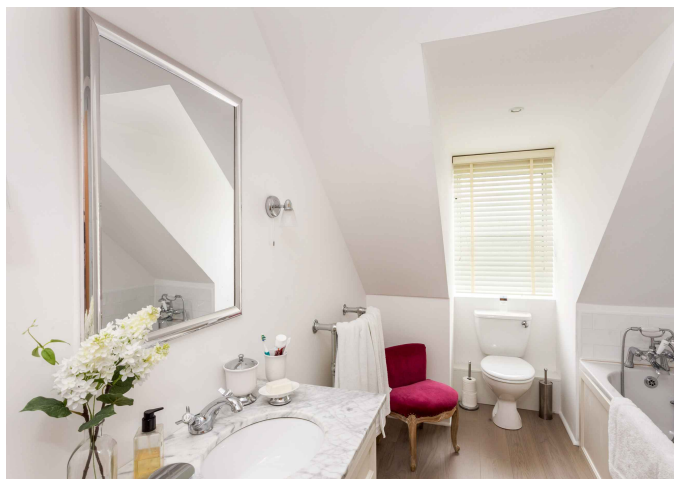
Eastleigh Borough Council

#### **Energy Performance**

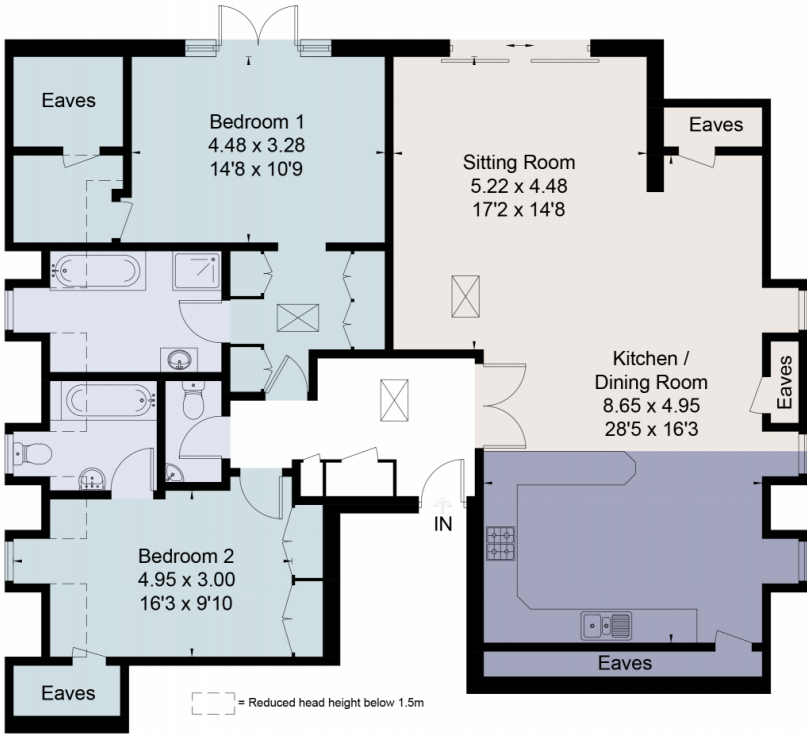
A copy of the full Energy Performance Certificate is available upon request.

#### **Viewing**

Strictly by appointment with Savills.

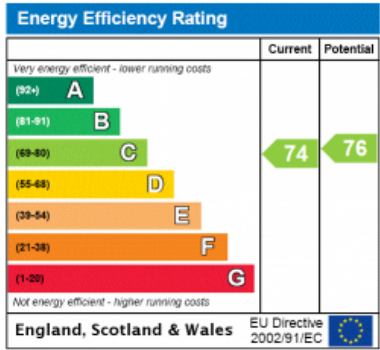


Approximate Area = 123.8 sq m / 1332 sq ft (Excluding Eaves)  
Including Limited Use Area (5.5 sq m / 59 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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